

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 8th day of March 2001.

ATTEST:

Connie Hooks, City Secretary

Lynn McIlhaney, Mayor

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural-Open to R-1 Single Family Residential, R-3 Townhouse, M-2 Heavy Industrial, R&D Research & development and Light Industry.

87.3339 acres being all that certain tract or parcel of land lying and being situated in the Robert Stevenson League, Abstract No. 54 in College Station, Brazos County, Texas, and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas and being more particularly described in the attached Exhibit "B," "D," and shown graphically in Exhibit "C."

CONDITIONS:

1. The proposed M-2 property should be rezoned to M-1.
2. A 40' buffer with three canopy trees on each lot should be required between the existing M-2 and the proposed R-1.
3. A 40' buffer should be required between the tract that is recommended to be rezoned M-1 and the proposed R-1. This buffer should be 20' on either property and should also have three canopy trees on each residential lot as well as additional landscaping on the industrial site to R&D minimum standards.
4. A condition of the rezoning of the 3.3855 tract to R&D should be that the street connection to Graham must be made by the developer, thus allowing access to this industrial site without going through a residential area.
5. A condition of the rezoning of the 1.2879 tract should be that primary access should not be allowed through a residential area.

FIELD NOTES
53.3613 ACRES
Proposed R-1 Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a iron rod with a 2" aluminum cap stamped "TxDOT Row Marker" found in the proposed northeast right-of-way line of State Highway 40, said iron rod also being in the common line of the said Carroll tract and the W. Barton Munro, trustee 110.57 acre tract as described in a deed recorded in Volume 2726, Page 165, Official Records of Brazos County, Texas, (O.R.B.C.);

THENCE: along the northeast line of said State Highway 40 for the following four (4) calls:

- 1) N 49°28' 42" W for a distance of 831.63 feet,
- 2) N 36°48' 22" W for a distance of 104.97 feet,
- 3) N 36°02' 32" W for a distance of 237.30 feet and
- 4) 4.21 feet in counter-clockwise direction along the arc of a curve having a central angle of 0° 04' 58", a radius of 2914.79 feet, a tangent of 2.10 feet and a long chord bearing N 22° 36' 57" W at a distance of 4.21 feet for corner;

THENCE: N 41° 41' 27" E for a distance of 1096.93 feet for corner;

THENCE: N 48° 18' 33" W for a distance of 300.00 feet for corner in the northwest line of said Carroll tract;

THENCE: N 41° 41' 27" E for a distance of 1124.64 feet for corner;

THENCE: S 48° 18' 33" E for a distance of 170.00 feet for corner;

THENCE: N 41° 41' 27" E for a distance of 330.20 feet for corner;

THENCE: S 48°26' 04" E for a distance of 657.70 feet for corner;

THENCE: S 53° 12' 38" W for a distance of 165.67 feet for Point of Curvature of a curve to the left;

THENCE: 295.55 feet along the arc of said curve having a central angle of 11° 31' 11", a radius of 1470.00 feet, a tangent of 148.28 feet and a long chord bearing S 47° 27' 02" W at a distance of 295.05 feet to the Point of Tangency;

THENCE: S 41° 41' 27" W for a distance of 460.38 feet for corner;

THENCE: N 48° 18' 33" W for a distance of 175.00 feet for corner;

THENCE: S 41° 41' 27" W for a distance of 540.00 feet for corner;

THENCE: S 48° 18' 33" E for a distance of 881.45 feet for corner;

THENCE: S 41° 32' 26" W for a distance of 263.01 feet for corner;

THENCE: S 41° 49' 45" W for a distance of 890.13 to the POINT OF BEGINNING and containing 53.3613 acres of land, more or less.

FIELD NOTES
4.3883 ACRES
Proposed R-3 Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the most easterly corner of said Carroll tract, the most northerly corner of the Bald Prairie Subdivision as described by plat recorded in Volume 321, Page 571 (B.C.D.R.), and being in the southwest line of a 8.781 acre tract conveyed to Westfield Addition, Ltd. by deed recorded in Volume 3223, Page 61, Official Records of Brazos County, Texas, (O.R.B.C.);

THENCE: S 42° 04' 04" W along the common line of the Carroll tract and the Bald Prairie Subdivision for a distance of 701.77 feet for corner;

THENCE: N 29° 49' 40" W for a distance of 174.03 feet for corner;

THENCE: N 08° 34' 30" E for a distance of 271.07 feet for corner;

THENCE: N 42° 04' 04" E for a distance of 418.87 feet for corner;

THENCE: S 48° 26' 04" E for a distance of 315.01 to the POINT OF BEGINNING and containing 4.3883 acres of land, more or less.

FIELD NOTES
13.4305 ACRES
Proposed R-3 Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a iron rod with a 2" aluminum cap stamped "TxDOT Row Marker" found in the proposed northeast right-of-way line of State Highway 40, said iron rod also being in the common line of the said Carroll tract and the W. Barton Munro, trustee 110.57 acre tract as described in a deed recorded in Volume 2726, Page 165, Official Records of Brazos County, Texas, (O.R.B.C.);

THENCE: N 41° 49' 45" E for a distance of 890.13 feet and
N 41° 32' 26" E for a distance of 263.01 feet along the common line of said Carroll and Munro tracts to the POINT OF BEGINNING;

THENCE: N 48° 18' 33" W for a distance of 881.45 feet for corner;

THENCE: N 41° 41' 27" E for a distance of 540.00 feet for corner;

THENCE: S 48° 18' 33" E for a distance of 275.00 feet for corner;

THENCE: N 41° 41' 27" E for a distance of 190.00 feet for corner;

THENCE: S 48° 18' 33" E for a distance of 499.92 feet for corner;

THENCE: S 03° 22' 33" E for a distance of 148.16 feet for corner in the beforementioned common line of the Carroll and Munro tracts;

THENCE: S 41° 32' 26" W for a distance of 625.36 feet to the POINT OF BEGINNING and containing 13.4305 acres of land, more or less.

FIELD NOTES
1.2879 ACRES
Proposed M-2 Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a 5/8-inch iron rod found at the most northerly corner of the said 100 acre Carroll tract, said iron rod also marking most easterly corner of a 1.0012 acre tract conveyed to Chet Fry and Lawrence Link by deed recorded in Volume 1722, Page 151 of the Official Records of Brazos County, Texas, (O.R.B.C.), and being in the southwest line of a 8.781 acre tract conveyed to Westfield Addition, Ltd. by deed recorded in Volume 3223, Page 61 (O.R.B.C.);

THENCE: S 48°26' 04" E for a distance of 170.00 feet for corner;

THENCE: S 41°41' 27" W for a distance of 330.20 feet for corner;

THENCE: N 48°18' 33" W for a distance of 170.00 feet for corner in the northwest line of said Carroll tract;

THENCE: N 41° 41' 27" E for a distance of 329.83 to the POINT OF BEGINNING and containing 1.2879 acres of land, more or less.

FIELD NOTES
3.3855 ACRES
Proposed R&D Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a 5/8" iron rod found at the most northerly corner of the said 100 acre Carroll tract, the most easterly corner of a 1.0012 acre tract conveyed to Chet Fry and Lawrence Link by deed recorded in Volume 1722, Page 151 of the Official Records of Brazos County, Texas, (O.R.B.C.), and being in the southwest line of a 8.781 acre tract conveyed to Westfield Addition, Ltd. by deed recorded in Volume 3223, Page 61 (O.R.B.C.);

THENCE: S 41° 41' 27" W along the northwest line of the said Carroll tract for a distance of 1454.47 to the POINT OF BEGINNING;

THENCE: S 48° 18' 33" E for a distance of 300.00 feet for corner;

THENCE: S 41° 41' 27" W for a distance of 491.58 feet for corner;

THENCE: N 48° 18' 33" W for a distance of 300.00 feet for corner in the beforementioned northwest line of the Carroll tract;

THENCE: N 41° 41' 27" E for a distance of 491.58 feet to the POINT OF BEGINNING and containing 3.3855 acres of land, more or less.

FIELD NOTES
3.7196 ACRES
Proposed R&D Zone

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas (B.C.D.R.) and being more particularly described by metes and bounds as follows:

COMMENCING: at a 5/8" iron rod found at the most northerly corner of the said 100 acre Carroll tract, the most easterly corner of a 1.0012 acre tract conveyed to Chet Fry and Lawrence Link by deed recorded in Volume 1722, Page 151 of the Official Records of Brazos County, Texas, (O.R.B.C.), and being in the southwest line of a 8.781 acre tract conveyed to Westfield Addition, Ltd. by deed recorded in Volume 3223, Page 61 (O.R.B.C.);

THENCE: S 41° 41' 27" W along the northwest line of the said Carroll tract for a distance of 1946.05 to the POINT OF BEGINNING;

THENCE: S 48° 18' 33" E for a distance of 300.00 feet for corner;

THENCE: S 41° 41' 27" W for a distance of 605.35 feet for corner in the northeast right-of-way line of F.M. 2154 (Wellborn Road);

THENCE: 324.79 feet in a counter-clockwise direction along the arc of a curve in said F.M. 2154 line, said curve having a central angle of 6° 23' 04", a radius of 2914.79 feet, a tangent of 162.56 feet and a long chord bearing N 25° 50' 57" W at a distance of 324.62 feet to a 1/2-inch iron rod marking the intersection of the northeast right-of-way line of F.M. 2154 and the northwest line of said Carroll tract;

THENCE: N 41° 41' 27" E for a distance of 481.33 feet to the POINT OF BEGINNING and containing 3.7196 acres of land, more or less.

FIELD NOTES
7.7428 ACRES
Proposed City Park

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being part of the 100 acre tract conveyed to Donald F. Carroll by deed recorded in Volume 147, Page 514 of the Deed Records of Brazos County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2-inch iron rod marking the most easterly corner of said Carroll tract, the most northerly corner of the Bald Prairie Subdivision as described by plat recorded in Volume 321, Page 571 (B.C.D.R.), said iron rod also being in the southwest line of a 8.781 acre tract conveyed to Westfield Addition, Ltd. by deed recorded in Volume 3223, Page 61, Official Records of Brazos County, Texas, (O.R.B.C.);

THENCE: N 48° 26' 04" W for a distance of 315.01 feet to the POINT OF BEGINNING;

THENCE: S 42° 04' 04" W for a distance of 418.87 feet for corner;

THENCE: S 08° 34' 30" W for a distance of 271.07 feet for corner;

THENCE: S 29° 49' 40" E for a distance of 174.03 feet for corner in the common line of the southeast line of the Carroll tract and the northwest line of said Bald Prairie Subdivision;

THENCE: S 42° 04' 04" W for a distance of 91.53 feet and
S 41° 32' 26" W for a distance of 39.05 feet for corner;

THENCE: N 03° 22' 33" W for a distance of 148.16 feet for corner;

THENCE: N 48° 18' 33" W for a distance of 499.92 feet for corner;

THENCE: S 41° 41' 27" W for a distance of 190.00 feet for corner;

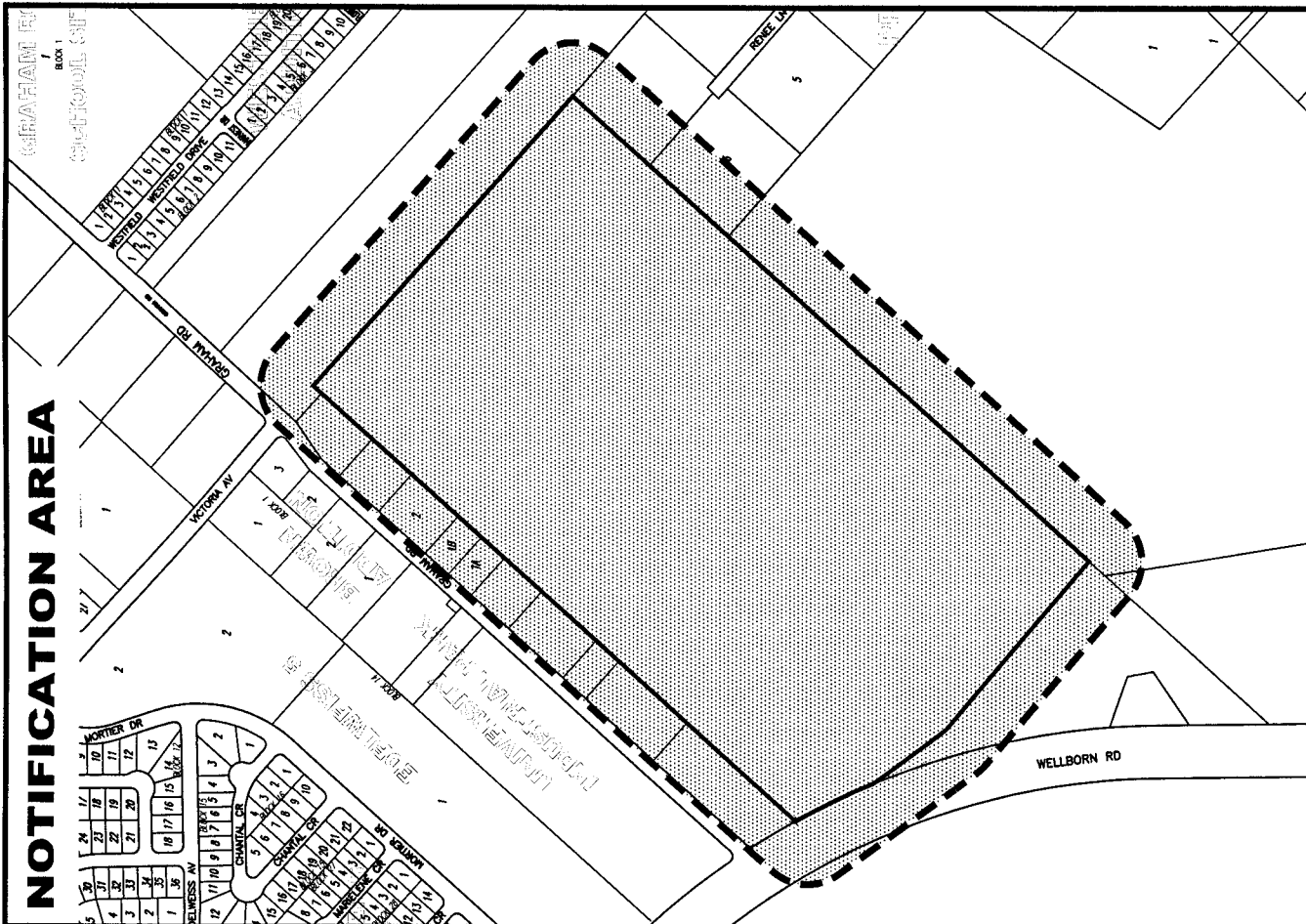
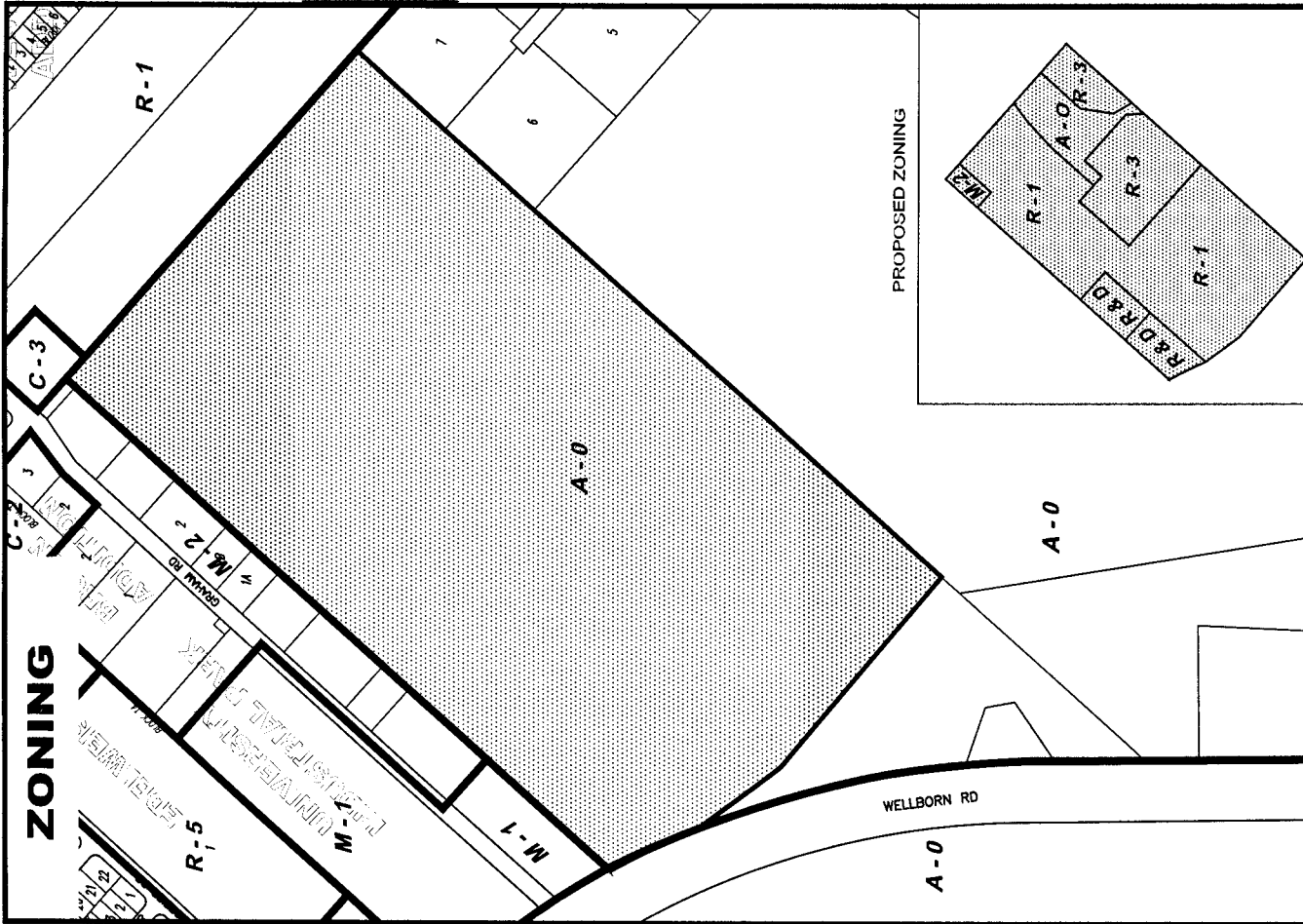
THENCE: N 48° 18' 33" W for a distance of 100.00 feet for corner;

THENCE: N 41° 41' 27" E for a distance of 460.38 feet to a Point of Curvature of a curve to the right;

THENCE: 295.55 feet along the arc of said curve having a central angle of 11° 31' 11", a radius of 1470.00 feet, a tangent of 148.28 feet and a long chord bearing N 47° 27' 02" E at a distance of 295.05 feet to the Point of Tangency;

THENCE: N 53° 12' 38" E for a distance of 165.67 feet for corner;

THENCE: S 48° 26' 04" E for a distance of 332.21 feet to the POINT OF BEGINNING and containing 7.7428 acres of land, more or less.



CHECK BY: 8-7-01
DATE: 8-7-01

REZONING

CASE: 01-021

NOT TO SCALE

BELLA VISTA SUB.

City of College Station, Texas
PLANNING DIVISION

